



# City of Harrisonburg, Virginia

## Planning Commission Meeting

July 11, 2012

7:00 p.m.

Regular Meeting  
409 South Main Street

**1) Call to order, roll call, determination of quorum, and review/approval of minutes from the June 13, 2012 regular meeting.**

**2) New Business**

*Public Utility Application – Whitesel Brothers (Garbers Church Road)*

Consider a request from Whitesel Brothers Inc. for the City to provide water and sewer service per Section 7-2-4 of the City Code to a commercial business within Rockingham County. The property is partially located within the City of Harrisonburg and Rockingham County and is addressed as 1332 Garbers Church Road.

*Street Closing – Undeveloped Kyle Street Adjacent to 25-K-4 and 17 Through 21 (JMU)*

Consider a request from James Madison University to close approximately 19,542 +/- square feet of an undeveloped portion of Kyle Street. This section of Kyle Street is located between West Grace Street and Cantrell Avenue and is adjacent to tax maps 25-K-4 and 17 through 21.

*Preliminary Plat – Charleston Townes 2012 Addition*

Consider a request from Purple and Gold, LLC with representative Blackwell Engineering to preliminarily subdivide a 1.06 +/- acre parcel into 11 townhouse lots and one common area lot with a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow the lots to not have public street frontage. The property, zoned R-3, Medium Density Residential District, does not have public street frontage but is addressed as 2237 Reservoir Street and identified as tax map 80-A-8A.

*Zoning Ordinance Amendment – Section 10-3-115 (3) (Security Fencing Heights within Commercial/Industrial Districts)*

Public hearing to consider a request to amend the Zoning Ordinance Section 10-3-115 (3) to clarify that fence heights may exceed six feet in height, by-right, on business or industrially zoned property when such fences are used for safety or security purposes.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

**7) Adjournment**

Staff will be available Monday August 6, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the August 8, 2012 agenda.